

SHERIFF'S SALE

Wednesday, June 12th, 2019 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2019CV248 AND CIVIL WRIT NO. 2019CV248 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE two tracts of land situate in Hemlock Township, Columbia County Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point on the public road running North and South, said point being the site of a chestnut tree located on the East line of said public road; THENCE in a Northeasterly direction along property now or formerly of Elwood W. Newhart, a distance of one hundred fifty-five (155) feet to a tree stump; THENCE in a Northwesterly direction along property now or formerly of Elwood W. Newhart, a distance of three hundred eighty (380) feet to a small creek-stream; THENCE in a Westerly direction, a distance of fifteen (15) feet to the aforesaid public road; THENCE in a Southerly direction along the Eastern line of said public road, a distance of three hundred eighty-five (385) feet to the chestnut tree, the point of BEGINNING.

Upon which are erected a cabin, cottage or dwelling.

TRACT NO. 2: BEGINNING at a point on the West side of a public township highway and the North side of a small creek or stream; THENCE in a Northerly direction along the West side of said township highway, a distance of three hundred fifty-five (355) feet to a small creek or stream; THENCE along the South side of said creek or stream in a Westerly direction, a distance of one hundred sixty-three (163) feet to an iron pin, the property now or formerly of John Dildine; THENCE along an established line fence, the property now or formerly of John Dildine in a Southerly direction, a distance of three hundred fifty-five (355) feet to the North side of the first mentioned creek or stream; THENCE in an Easterly direction along said creek, a distance of forty (40) feet to a point, the place of BEGINNING.

BEING the same premises which Constance Barnes and Charles T. Rambo, Co-Executors of E. Louise Rambo, a/k/a Eva S. Rambo a/k/a Eva Louise Rambo Estate by Deed dated MNay 17, 2007 and recorded May 18, 2007 in the Columbia County Court House to Instrument No. 200705109, granted and conveyed unto Michael C. Rambo and Kristen M. Rambo.

BEING the same premises which Kristen M. Rambo, by Deed dated May 2, 2017 and recorded May 16, 2017 in the Columbia County Courthouse to Instrument Number 201703791, granted and conveyed unto Michael C. Rambo.

IMPROVEMENTS: Residential dwelling

PROPERTY ADDRESS: 11 RAMBO DRIVE, BLOOMSBURG, PA 17815
UPI / TAX PARCEL NUMBER: 18 05 02100

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
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Sheriff of Columbia County
Timothy T. Chamberlain
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